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13 **UNITED STATES DISTRICT COURT**

14 **CLARK COUNTY, NEVADA**

15 LES COHEN,

16 Case No.: 2:15-cv-01393-GMN-GWF

17 v. Plaintiff,

18 FRESIA AGUDELO; CUSTOM HOME  
19 LOANS, INC.; MORTGAGE ELECTRONIC  
20 REGISTRATION SYSTEMS, INC.; BANK OF  
21 AMERICA, N.A.; COUNTRYWIDE  
22 DOCUMENT CUSTODY SERVICES;  
23 MISSION POINTE CONDOMINIUMS; DOES  
24 1-10, inclusive; and ROE CORPORATIONS 1-  
25 10, inclusive,

26 Defendants.

27 **MORTGAGE ELECTRONIC  
28 REGISTRATION SYSTEMS, INC.'S  
DISCLAIMER OF INTEREST**

29 **AND**

30 **STIPULATION AND ORDER OF  
31 DISMISSAL OF MORTGAGE  
32 ELECTRONIC REGISTRATION  
33 SYSTEMS, INC.**

34 and

35 FEDERAL NATIONAL MORTGAGE  
36 ASSOCIATION; and FEDERAL HOUSING  
37 FINANCE AGENCY, as Conservator of Federal  
38 National Mortgage Association,

39 Intervenors.

1 BANK OF AMERICA, N.A.; FEDERAL  
2 NATIONAL MORTGAGE ASSOCIATION;  
3 FEDERAL HOUSING FINANCE AGENCY, as  
4 Conservator of the Federal National Mortgage  
5 Association,

6 Counterclaimants,  
7 v.  
8 LES COHEN,  
9 Counter-Defendant.

10 Plaintiff Les Cohen (**Plaintiff**) and Defendant Mortgage Electronic Registration Systems,  
11 Inc. (**MERS**) stipulate and agree as follows:

12 1. **WHEREAS**, on or about June 20, 2014, non-party DML Investment Group, LLC  
13 purchased the property commonly known as 10245 South Maryland Parkway #210, Las Vegas,  
14 Nevada 89123 (the **Property**) at an HOA foreclosure sale via Instrument No. 0140623-0001986.

15 2. **WHEREAS**, on or about July 18, 2014, DML Investment Group, LLC conveyed the  
16 Property to Plaintiff via Quitclaim Deed, Instrument No. 20140718-0001115.

17 3. **WHEREAS**, on January 29, 2015, Plaintiff filed a complaint for quiet title against  
18 Defendants Fresia Agudelo; Custom Home Loans, Inc.; Mortgage Electronic Registration Systems,  
19 Inc.; Bank of America, N.A.; Countrywide Document Custody Services; Mission Pointe  
20 Condominiums; Does 1 through 10, inclusive; and Roe Corporations 1 through 10, inclusive.

21 4. **WHEREAS**, on or about July 22, 2015, Defendants Bank of America, N.A. and  
22 MERS filed an Answer to Plaintiff's complaint, and Bank of America filed counterclaims against  
23 Plaintiff.

24 5. **WHEREAS**, Plaintiff was informed and believed that MERS may hold an interest in  
25 the **Property**.

26 6. **WHEREAS**, MERS has reviewed the Complaint and Bank of America's  
27 Counterclaims and the exhibits thereto and has determined that it, MERS, assigned its interest under  
28 the Deed of Trust by Corporation Assignment of Deed of Trust recorded on July 11, 2012—nearly  
two years before the HOA sale at issue in this lawsuit and has no present right, title, or interest in the  
subject property.

1           9.       **WHEREAS**, Plaintiff and MERS agree that MERS should be dismissed from this  
2 action.

3           10.      **WHEREAS**, based upon MERS's disclaimer set forth herein, Plaintiff and MERS  
4 agree to bear their own attorneys' fees and costs.

5           DATED this 9th day of June, 2017.

7           **THE LAW OFFICE OF MIKE BEEDE, PLLC**

8           */s/ Michael N. Beede, Esq.*  
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11          *Attorney for Plaintiff Les Cohen*

7           **AKERMAN LLP**

8           */s/ Rex D. Garner, Esq.*  
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12          *Attorneys for Mortgage Electronic Registration  
13 Systems, Inc.*

15           **ORDER**

16          **IT IS FURTHER ORDERED** that, based upon MERS's disclaimer of any present right,  
17 title, or interest in the subject property as set forth herein, Defendant MERS is dismissed from this  
18 case without prejudice.

19          **IT IS FURTHER ORDERED** that Plaintiff Les Cohen and MERS shall bear their own  
20 attorneys' fees and costs.

21          **IT IS SO ORDERED:**



22  
23  
24  
25          **DISTRICT COURT JUDGE**  
26  
27  
28

June 18, 2017

22          **DATED**